

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: May 31, 2005
Public Hearing: June 21, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 269 and all of Tract 270, Sunrise Acres Addition, El Paso, El Paso County, Texas from [R-4 (Residential) TO R-3A (Residential)]. The penalty is as provided for in Chapter 20.68 of The El Paso Municipal Code. Applicant: Fidel Tibuni. ZON05-00025 (District 2)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

March 25, 2005

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PRESI ORTEGA, JR.
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00025

The City Plan Commission (CPC), on May 5, 2005, voted **8 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

STAFF REPORT

Rezoning Case: ZON05-00025

Property Owner(s): T.A.B. - M. Limited Partnership

Applicant(s): Fidel Tibuni

Representative(s): Dorado Engineering, Inc.

Legal Description: A Portion of Tract 269 and all of Tract 270,
Sunrise Acres #1

Location: Mercury Street between Sunrise and Moonlight Avenues

Representative District: # 2

Area: 1.376 Acres

Present Zoning: R-4 (Residential)

Present Use: Vacant

Proposed Zoning: R-3A (Residential)

Proposed Use: Residential/Single family development

Recognized Neighborhood Associations Contacted: Northeast Healthy Communities,
Northeast Civic Association

Surrounding Land Uses:

North -	R-4 (Residential) / Single family
South -	R-4 (Residential) / Duplex
East -	R-4 (Residential) / Duplex
West-	R-4 (Residential) / Single family

Year 2025 Designation: Residential (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, May 5, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON05-00025

General Information:

The applicant is requesting a rezoning from R-4 (Residential) to R-3A (Residential) in order to permit residential development. The property is 1.376 acres in size and is currently vacant. The proposed site plan shows 8 residential lots to be located on the site. Access is proposed via Mercury Street. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends approval of this request for rezoning from R-4 (Residential) to R-3A (Residential).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “Provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for residential land uses.

R-3A (Residential) zoning permits residential development and is compatible with adjacent development.

The Commission must determine the following:

- A. Will the R-3A (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will residential development be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

NOTE: Sidewalks shall be provided

Fire Department Notes:

No comments

El Paso Water Utilities Notes:

No objections.

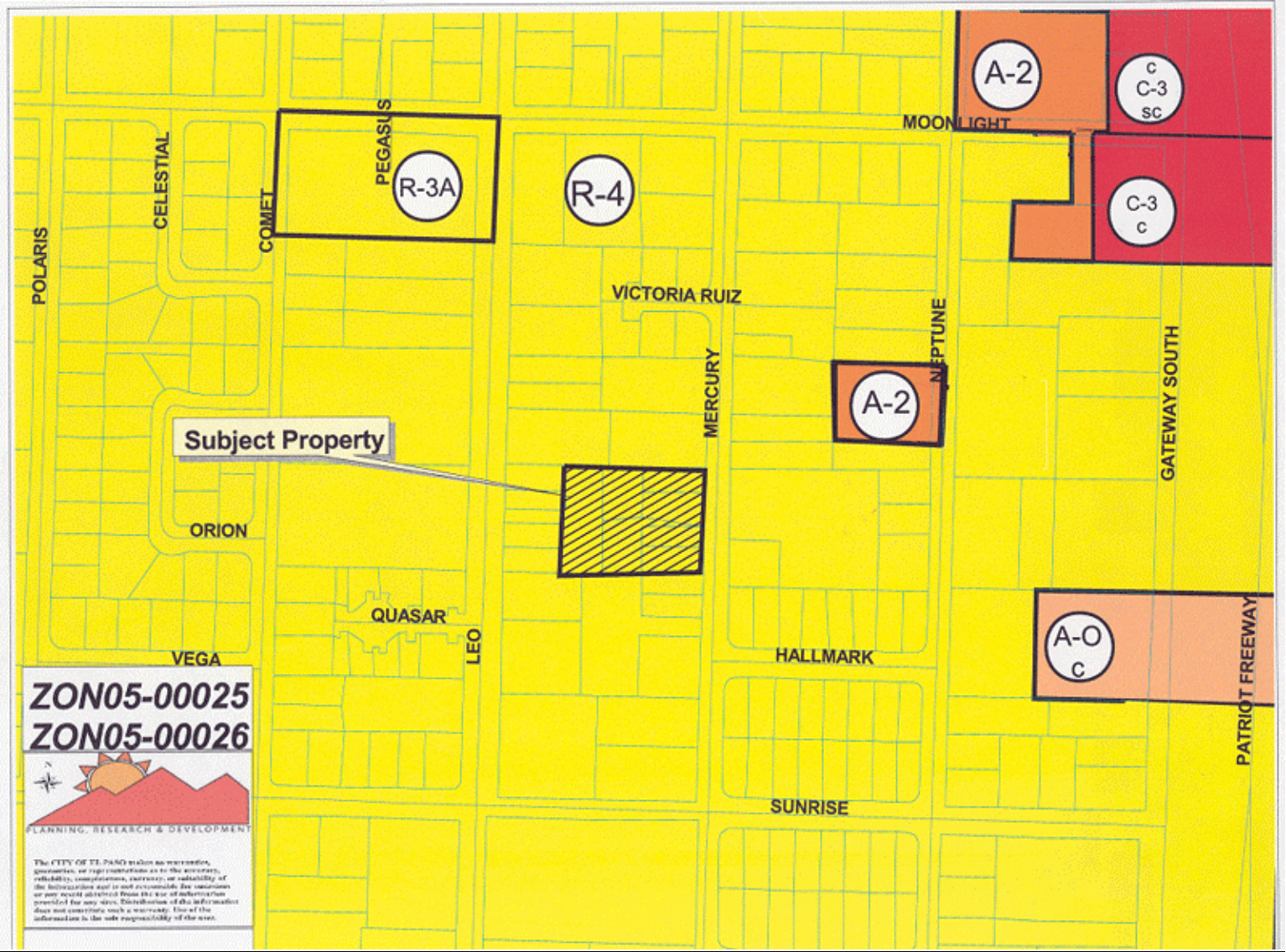
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential land uses.
- B. R-3A (Residential) zoning permits Residential and is compatible with adjacent development.

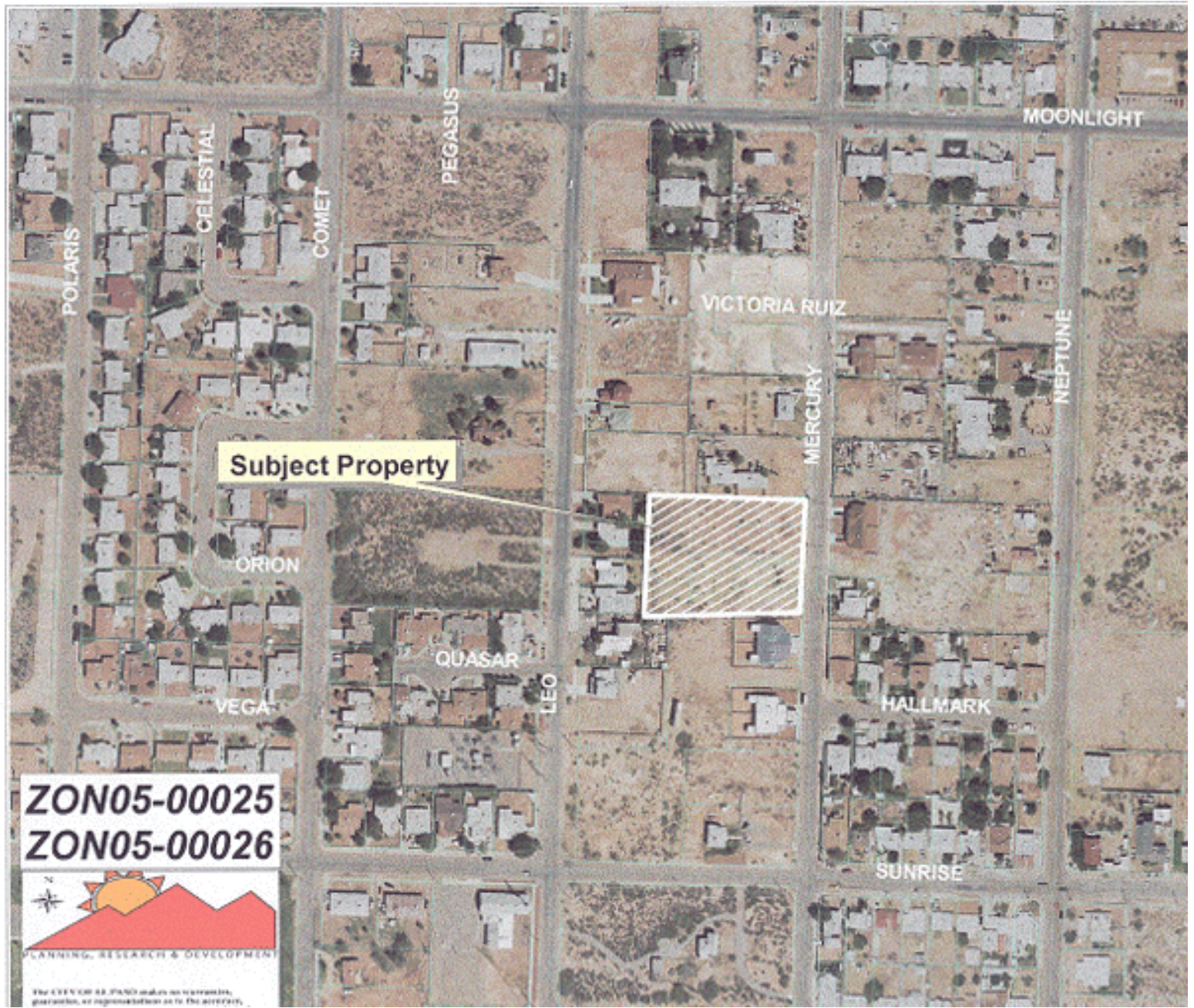
ATTACHMENT: Site Plan; Enclosure 1, Enclosure 2.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

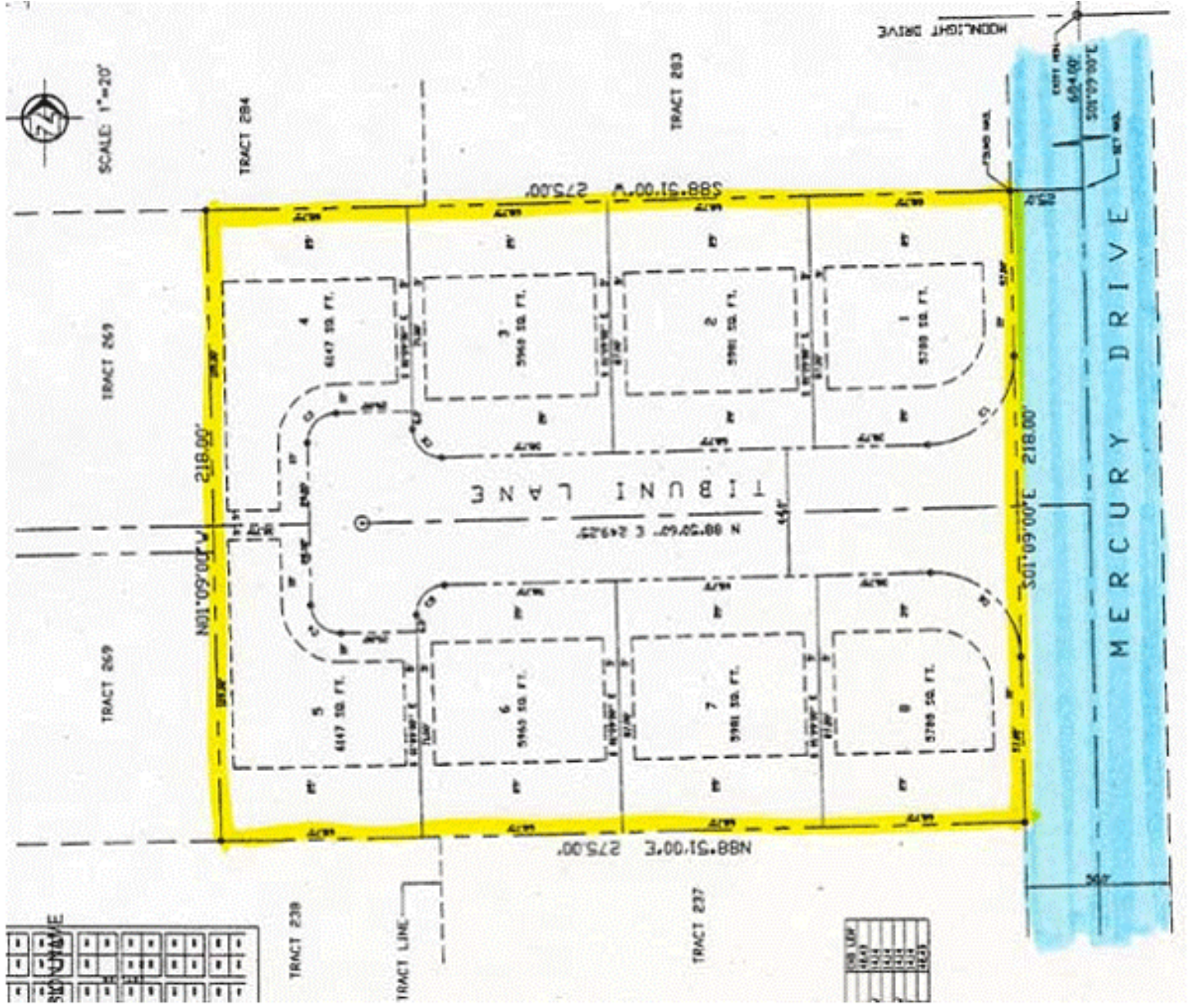
LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN



ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 269 AND ALL OF TRACT 270, SUNRISE ACRES ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM [R-4 (RESIDENTIAL) TO R-3A (RESIDENTIAL)]. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tract 269 and all of Tract 270, Sunrise Acres Addition, El Paso, El Paso County, Texas be changed from [R-4 (Residential) to R-3A (Residential)], within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of June, 2005.


THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



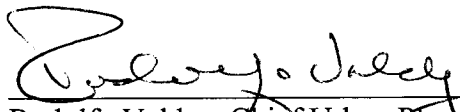
Matt Watson
Assistant City Attorney
Doc No. 12681

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

DORADO ENGINEERING, INC.

2717 E. Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

Tibuni Place Addition

Metes and Bound description of a parcel of land being all of Tract 270 and portion of Tract 269, Sunrise Acres Addition, City of El Paso, County of El Paso, Texas and being more particularly described as follows;

From an existing city monument located at the center line intersection of Moonlight Drive and Mercury Drive South $01^{\circ} 09' 00''$ East along the center line of Mercury Drive a distance of six hundred eighty four and no hundredths (684.00) feet for a corner at the intersection of the common line of Tracts 270 and 283, Sunrise Acres Addition, extended, and the center line of Mercury Drive; Thence South $88^{\circ} 51' 00''$ West along the common line of Tracts 270 and 283, Sunrise Acres Addition, extended, a distance of twenty five and no hundredths (25.00) feet to the common Easterly corner of Tracts 270 and 283, Sunrise Acres Addition, said corner being the Point of Beginning for this description;

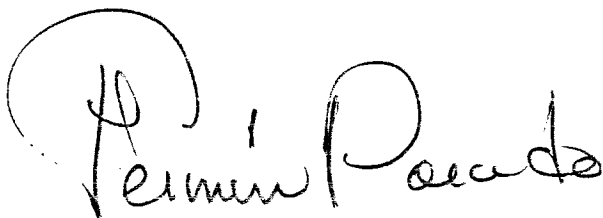
Thence South $01^{\circ} 09' 00''$ East along the Westerly right of way line of Mercury Drive a distance of two hundred eighteen and no hundredths (218.00) feet to the common Easterly corner of Tracts 237 and 270, Sunrise Acres Addition;

Thence South $88^{\circ} 51' 00''$ West along the common line of Tracts 237, 238, 269 and 270 Sunrise Acres Addition a distance of two hundred seventy five and no hundredths (275.00) feet to the Southwest corner of the property being described;

Thence North $01^{\circ} 09' 00''$ West along the West property line of the property being described a distance of two hundred eighteen and no hundredths (218.00) feet for a corner on the common line of Tracts 269 and 284, Sunrise Acres Addition;

Thence North $88^{\circ} 51' 00''$ East along the common line of Tracts 269, 270, 283 and 284 Sunrise Acres Addition, a distance of two hundred seventy five and no hundredths (275.00) feet to the common Easterly corner of Tracts 270 and 283 Sunrise Acres Addition, said corner also being the Point of Beginning for this description.

Said parcel of land contains 59,950.00 Square Feet or 1.376 acres of land more or less.



Fermin Dorado R.P.L.S.



March 22, 2005